

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**January 18, 2005**

**7:30 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Cmte. Members Herbert, Beaudry, Cote and Kelley  
Aldermen Roy, Porter and Garrity

Absent: School Cmte. Member Perry, Aldermen DeVries and Thibault

Messrs.: Tim Clougherty, Ken Cornwell, Alan Jefferson

Chairman Herbert stated I would like to point out before we start that Russ Ouellette was appointed to the Committee in place of B.J. Perry who has been ill and hasn't been able to attend. As it turned out we switched this meeting to this week and Russell as Chairman of the Curriculum and Instruction Committee is Chairing his committee this evening which is why he was not here and was upset that he was unable to attend.

Chairman Herbert addressed item 3 of the agenda:

### **3. Update on the School Facilities Improvement Project.**

Mr. Tim Clougherty stated I'll ask Alan Jefferson with DMJM to give us a brief overview of the highlights of this past month's progress and then I'll turn it over to Ken Cornwell for upcoming activities.

Mr. Jefferson stated I'll start off with Central High School...actually, the administration area and the media center has been occupied (levels 1 & 2) along with the connector, the new addition...a lot of other items i. e. auditorium, window and curtain wall installation, miscellaneous exterior installations, the building envelope is pretty much complete or nearing completion. West High School is also nearing completion with interior painting on-going, stairwell and flooring installation nearing completion. Memorial High School...the classroom addition the exterior wall is nearing completion with window installation...and working on finishes on the interior. So, with the gymnasium...the exterior

envelope is nearing completion along with finishes within the gym. Interior renovations is on-going throughout the school and future work...the classroom addition is done. Webster Elementary School nearing door installation complete, MEP balance on-going. Smyth Road and Jewett Street are pretty much on the punchlist phase and Webster Elementary is nearing that. Hillside and Southside... the status of those two schools are very similar. The majority of the work is focused on the classroom addition, interior finishes and finishing up some minor exterior. Parkside Middle School...MEP work on-going, interior painting on-going and once again finishes at that school. Hallsville...ductwork installation/ interior painting on-going, power cutover was complete a few weeks ago. Weston Elementary School...ceiling grid installation nearing completion and exterior punchlist for the windows and exterior door installation on-going. Highland Goffs Falls...pretty much that project itself is also nearing completion with HVAC work and exterior painting. Parker Varney...ductwork and electrical is on-going at that school. McDonough...actually started a little earlier than scheduled...wall covering and wall priming is on-going at that school and electrical and mechanical on-going. At this point in time, I will turn it over to Ken Cornwell and update on all of the upcoming activities in the next 30 days.

Mr. Cornwell stated just to give you a quick update. Central High School...just for a quick bullet...the intended work and I actually talked to administration today about opening the new building for classes the third and the fourth floor and the parking garage the week after winter break, second week in March and we're on target for that, I believe. Right now, the fourth floor is a little ahead of the third floor...the fourth floor is all classrooms, classrooms are being finished up faster than the labs...the finished work for the labs is all in place they are actually starting to put down the floors now...equipment is all running, ceilings are in and we're approaching final stages at Central and expect to turn over the new building to school operations for move in sometimes in the first/second week of March after winter break. We had that discussion today. We'll continue work on renovation, we've already taken away the old guidance and the administration has been gutted, renovation is on-going. As you all know the James Building is our last major push for major renovations, we still have work to do in all of the buildings but primarily just finishes and paint. We expect to be out of West High School by the 15<sup>th</sup> of February and we'll have a little more presence at West until sometime in the spring when we go back and put the roof on, so West will be complete. We're down to working with Jan Thompson...there are some small issues there and we did have to do lockers there that were approved by this Committee back in December and we're trying to get an update as to when those lockers will be here and as soon as they're here we'll put them in. But, for the most part, West is complete. Memorial High School Addition...talking with school administration everyday and we expect to turn over that addition to them

the first week in March, right after winter break and I think the first week is the 7<sup>th</sup>...winter break is that week so it would be the following week. The meeting will generally follow sometime after that probably about the same time...we do have a wood floor to put down in that room and then we'll turn over the new gym. Again, we expect to be complete with that school late summer this year. So, Memorial will be done...but, I said the same thing at Central, Central will be done as well as late summer. Just running down this list here...Hillside and Southside Middle Schools...Hillside's a little bit behind Southside...we're looking to turn over the new buildings in those two wings again about the same time that winter break...Southside ceilings are almost in place now...there's probably 85% of the ceilings in the existing buildings having been replaced...Hillside hasn't quite started yet...that will leave us only the three so-called special ed rooms...the three rooms downstairs on the lower levels of both schools and they'd be renovated after occupancy and that work will take place as soon as we can get into it after school after they occupy the new building. Weston...we expect to be done with Weston in about three weeks...we're actually moving on. It's the same way...we're just finishing up Hallsville now with some painting and some miscellaneous mechanical stuff...Highland Goffs Falls is in the same boat...are guys are ready to come out of there...he's probably about 90% done there. Parker Varney is actually ahead of our projections...we expect to be done in February and as I mentioned we're into McDonough now...we expect to be starting Wilson, we expect to be starting Green Acres ahead of our projections which is good for all of us, I believe.

School Committee Member Beaudry stated I have a few questions. Starting with Central...the old James asbestos abatement completion...what asbestos is that because I thought that was supposed to be done early on in the project. Was there more found or what does that relate to?

Mr. Cornwell replied the only two areas that we have just finished abating was the administration and guidance and the old media center. There is only one area left to be done which is actually the cafeteria, which has to happen next summer when the kids are out.

School Committee Member Beaudry stated the question I have for the floors being installed over at the Classical Building...it is my understanding that there was no subfloor put down or was there but there's problem with the tiles popping, I guess they've been having problems over there with tiles cracking and popping.

Mr. Cornwell stated I did an investigation with my guys just last week. We have some tiles in some oil joints...the subfloor there was put down...the substraights in great shape...there was a 3 inch thick tile, a heavy duty tile that was there before...those tiles were removed, the floors were repped and we attached any lose screws so there was no need to put a new subfloor there. There are some tiles which need to be addressed...we don't know whether it was from installation or just back workmanship but they are being taken care of as we speak.

School Committee Member Beaudry asked was it the old glue that was down there that was causing that?

Mr. Cornwell replied no. My guys seem to think that some of the tiles that were cracked there might have been a crack next to the wall or could have run over a joint that wasn't quite finished. Some of the expansion joints when you lay the tile they run over the joint and go back and cut them out later.

School Committee Member Beaudry in reference to West High School stated you said you're pretty much done expect for the roof and I don't know maybe Tim can answer this but the math and science lab last year...the roofs were leaking over there, has that been taken care of?

Mr. Clougherty replied it will be taken care of.

School Committee Member Beaudry asked so what happened right now because as of last year that one science lab was still leaking.

Mr. Clougherty asked are you talking about the one on the east side of...

School Committee Member Beaudry replied on the South Main Street side.

Mr. Clougherty stated the northeast corner of the building...we've basically been putting band aids on it to hobble it through rather than throwing good money after bad. We knew the roof was going to be replaced this summer, so we've made every effort to stop the roof from leaking while not expending a significant amount of dollars.

School Committee Member Beaudry asked what about the ceiling tiles...they're not going to be replaced until the roof is done?

Mr. Clougherty replied correct.

School Committee Member Beaudry in reference to the ceiling tiles at Beech Street School asked are the asbestos tiles still at Beech Street or have they been removed?

Mr. Clougherty replied they're still at Beech Street...that is one of the more significant hurdles that we still have to run through with this program and that's going to be undertaken this summer.

School Committee Member Beaudry stated my final question is...Jewett Street School...anymore...I still have teachers complaining about the coldness and heat not being regulated properly, not consistent.

Mr. Clougherty stated we're still getting calls from a variety of schools, obviously, we're going to have some issues when we start up these new systems. We've identified a specific problem with the system at Jewett Street School, which would be similar to that at Smyth Road and Gossler, and we're working on a solution for that. It's not something that should affect the overall ambient temperature in the room, but the discharge temperature, the unit will fluctuate at different times and various outdoor air temps.

Alderman Roy stated, Tim, a few months ago we had a conversation regarding some of the cracking of concrete in regard to the central courtyard area and walkways, parking garage area...has that been addressed or attended to, where do we stand on that, the outside of the expansion joints cracking?

Mr. Clougherty replied it hasn't been addressed as of yet. We haven't punched out that area as of yet. As has been mentioned we're still only looking at taking possession of that parking garage toward the first week in March, so we'd be looking to do that probably toward the middle of February.

Mr. Cornwell stated all those repairs we're talking about are weather sensitive and need to be done in the spring.

Mr. Clougherty stated it's in our best interest to wait until we've had three soft cycles go through and then do a punchlist.

Alderman Roy stated okay, I just wanted to keep it on the burner. Just as we look at our contingency and where we've come to is there anything on the horizon that you're looking at for dollar amounts or requests that we can be preparing for? We've talked about where you've been and what's done and we thank you for that but what's on the horizon?

Mr. Clougherty replied let me just look at our list of changes to see if there's anything. At this point I don't think there's anything that we're aware of that would be a cause for concern or cause for a major hit to the contingency such as the asbestos abatement that we've been going through. We are going to see ten, twenty, thirty, fifth thousand dollar items until the end of the program but at this point in time we don't foresee...not going to say that there aren't going to be any but we don't foresee any at this juncture.

Alderman Roy stated I'd like to congratulate Gilbane and all of the subcontractors for achieving over a little 18.5% Manchester employment ratio, to be commended and I'm sure that's helping the economy of this City.

Mr. Clougherty stated, Mr. Chairman, if there are other questions we'd be happy to entertain them. I've got a handout at the request of School Committee Member Beaudry last month we put together a spread sheet that outlines items that were funded through our contingency that are solely germane to the high school.

School Committee Member Beaudry stated while you're passing that out the question I have is the portable bleachers at Central High School Auditorium, do you know when they'll be in?

Mr. Clougherty stated the portables are in, right?

School Committee Member Beaudry stated they haven't had a game yet. I was wondering if it was because the portables haven't been installed yet. You say they have, I haven't been to the auditorium yet.

Mr. Clougherty stated they've got to be in. The day before they were having a game we were making provisions to have them there for the game, so I haven't physically seen them. My understanding is that they're there.

School Committee Member Beaudry in reference to the regular bleachers stated March is still the timeframe for the new ones.

Mr. Clougherty stated yes. I'll let Ken comment on this one.

Mr. Cornwell stated I tried to get an exact delivery date. We had a meeting with the principal's today at MST and we were on target looking for those bleachers to arrive sometime the week of February 15<sup>th</sup> for an installation during winter break and I have no reason to doubt that's when they're still coming, but unfortunately I didn't get the information back tonight before this meeting. So, the assumption is we are still going for that week.

Chairman Herbert addressed item 4 of the agenda:

4. Any other business which may come before the Committee.

Alderman Roy stated at one of the City Committee meetings (Riverfront Development Committee) a statement was made by the City's Finance Director regarding legal fees...nothing to do with you guys, so you can relax...regarding legal fees that are paid on different things that the City issues bonds that affect the City's General Fund, so I'd ask one of the Committee members here to second a motion that we ask the Clerk to address a letter to the City Finance Director with an update of any funds that have gone toward this project that were not included in the bond or any funds that came out of the General Fund of the City so that this Committee could be made aware of it, for informational purposes.

Chairman Herbert asked could you please repeat the motion?

Alderman Roy replied the motion was an update on the City side what funds have been expended toward this project that were not addressed in the bond issue. But, to speak to it at the Baseball Committee meeting some of the non-bonded items anything they ran over on the budget was applied to the General Fund and the comment made is that it was commonplace that they did it with the School Renovations Project (\$105 million), they did it with other projects and I think it would be very informational for this Committee to know not only what we see on the Joint School Buildings Committee report from DMJM but what the City Finance Director has to say about what has been spent that doesn't appear on our reports.

Chairman Herbert stated there was nothing specific mentioned in terms of...it was just a general statement.

Alderman Roy stated there was a general statement that it was commonplace on bonded projects by the City Finance Department which not being on that Committee I let go at that Committee level because they were referring to the baseball city project and an overexpenditure of about \$170,000 there which that Committee will address and I felt it prudent that this Committee be made aware of it and since we don't have department heads with us like some of the other committees I'm asking through the motion that the Clerk draft a letter on behalf of this Committee to update us, in writing, what outside of the bond number for anything that affects the City's General Fund.

Chairman Herbert stated that conversation came up in reference to a City project at the Riverfront. Did they mention schools?

Alderman Roy replied yes, specifically.

Chairman Herbert stated alright I don't see anything wrong with that. I'm unaware of that having been done. Usually the finances on our projects at the end of the day are fairly self-explanatory. For example, some of the work that we've had done some of it is being charged to our General Fund but it's very clear as to what's being charged. I have no problem with that.

Alderman Roy stated on our reports which again...

Alderman Porter interjected a point of order, Mr. Chairman. We need a second to discuss this further.

Chairman Herbert stated I'm sorry I thought we had.

Alderman Porter duly seconded the motion.

Alderman Roy stated under the notations on our DMJM report I'm not sure if you put that together or our Building Maintenance does but there are a number of change order issues that specifically say funding from contingency or funding from School District per...and the vote date...whereas, they reference City General Funds or the City General Fund and we have no notation of anything being approved on the City side whereas the School Department has taken care of and informed us of actions you've taken. I don't believe our City departments have.

Alderman Garrity stated, Alderman Roy, I assume you're talking about Ropes & Gray, right?

Alderman Roy replied it was in reference to consultant and legal services.

Alderman Garrity stated at the last meeting I had Tim send me all of the backup information. I had requested all of the backup information for that and that's all bonded, is that right?

Mr. Clougherty replied I believe that all the bills that were processed through our office were bonded.

Alderman Garrity stated so that would include the \$138,000 from Ropes & Gray.



Mr. Clougherty stated the \$138,000 which is shown on the balance sheet was most definitely bonded and that's bonded through this specific program with the Revenue Bond at \$101.41...there was another bond that we're utilizing prior to selling the bonds for the actual construction project that took care of the legal services associated with contract generation, generation of our RFP, reviews and things like that. I don't know that I can say that that was comprehensive accounting on that other bond. That information that Alderman Garrity is referring to should have been distributed to all of the Committee members.

Alderman Roy stated for a point of clarification our Finance Director may have misspoke but I want it in writing that in referencing the School bond and funds that were paid from the General Fund, I just want a clarification from that department and the General Obligation Bond that is part of the DMJM report that we get on our financial statements every month I have no problem with any of that. A comment was made regarding directly the School bond or the \$105 million project and monies coming from the General Fund, so I needed clarification or I believe the Committee deserves a clarification.

Mr. Clougherty stated to my knowledge there have been no City General Funds used since the inception of this project for anything (legal fees, consultant fees)...it all came out of the bond. I can't speak say if Tom Clark needed another opinion from someone else on one of the matters, but I know that our office hasn't had any need for such services and what's why you don't see it here on this balance sheet.

Alderman Porter stated all I think we would need is a brief letter stating all of that. I'll move the question.

Chairman Herbert asked could you read the motion.

Clerk Normand replied the motion we have is that the Clerk to send a letter to the Finance Director to detail funds, if any, being spent from the General Fund other than bonded items and report it back at the next meeting.

Chairman Herbert called for a vote on the motion. There being none opposed, the motion carried.

School Committee Member Beaudry stated a quick thing on the change orders that you just sent out. It is my understanding that the consumer science rooms were going to come out of the School District's General Fund and not out of the bonding...we're still tracking it coming out of contingency.

Mr. Clougherty stated that's correct, that's probably an oversight on our part from when we put this together. The consumer science areas are a change order to Gilbane for the nomenclatures; it's kind of a gray area. It's not really coming out of contingency but it's still a change order...we're increasing their contract. If you look at pages 17 through 23 you'll see an accurate reflection of those consumer science areas.

School Committee Member Beaudry stated when you look at the total from contingency (\$871,000) that's not the true number.

Mr. Clougherty stated the number would be less \$94,902.

School Committee Member Beaudry stated \$111,372 and \$52,488.

Alderman Porter stated to \$707,475 from contingency.

Mr. Clougherty stated we'll revise this and get it back to you next month. There are some inconsistencies between the numbers of page 17 and the sheet that we just handed out and the reason those numbers are different is because we have finalized some of the costs at West High School, for example, we are estimating somewhere around \$70,000 is actually costing us about \$53,000, so that's good news but bad news that we're not reporting it consistently between the two sheets and just for clarification. You want dollars and cents that are solely associated with this \$101.41 issuance.

Chairman Herbert stated either that or so marked even if we have change order listings, just some sort of marking that it's coming from School funding...elsewhere outside of the bond issue.

Mr. Clougherty stated okay we'll take care of that.

Chairman Herbert stated the change orders we've made...I would find it interesting to know that we've been...at the end of the day that flexible. For my own purposes...I think a lot of people don't understand that the set up we've had with Gilbane here has a lot of advantages...one of them being the flexibility to go in and do changes and add to projects which would be impossible under the old way of doing business.

There being no further business to come before the Committee, on motion of Alderman Roy, duly seconded by Alderman Garrity, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee